093.0	0004	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	609,900 / 609,900
					USE VALUE:	609,900 / 609,900
					ASSESSED:	609,900 / 609,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTIN PAUL A
Owner 2:	
Owner 3:	
Street 1:	70 RONALD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,275 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4275.000	226,100		383,800	609,900
Total Card	0.098	226,100		383,800	609,900
Total Parcel	0.098	226,100		383,800	609,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.79 | /Parcel: 453.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0004-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	226,200	0	4,275.	383,800	610,000	610,000	Year End Roll	12/18/2019
2019	101	FV	189,600	0	4,275.	389,300	578,900	578,900	Year End Roll	1/3/2019
2018	101	FV	189,600	0	4,275.	290,600	480,200	480,200	Year End Roll	12/20/2017
2017	101	FV	189,600	0	4,275.	263,200	452,800	452,800	Year End Roll	1/3/2017
2016	101	FV	189,600	0	4,275.	252,200	441,800	441,800	Year End	1/4/2016
2015	101	FV	184,900	0	4,275.	213,800	398,700	398,700	Year End Roll	12/11/2014
2014	101	FV	184,900	0	4,275.	202,900	387,800	387,800	Year End Roll	12/16/2013
2013	101	FV	184,900	0	4,275.	193,000	377,900	377,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7619

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRIS HALLIE	23333-283		6/22/1993		190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	Inspected	BS	Barbara S
8/20/2018	MEAS&NOTICE	BS	Barbara S
12/5/2008	Meas/Inspect	372	PATRIOT
3/22/2000	Inspected	263	PATRIOT
1/28/2000	Measured	263	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct	GIS Ref	GIS Ref	Insp Date
60454			09/19/18

!7619!

PRINT

Date	Time
12/10/20	22:14:16

LAST REV

Date	Time
10/03/18	14:31:31
mmcmakin	

USER DEFINED

Prior Id # 1:	60454
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4275		Sq. Ft.	Site		0	70.	1.28	5									383,776						383,800	

Total AC/HA: 0.09814 | Total SF/SM: 4275 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 383,776 | Spl Credit | Total: 383,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	60300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327666
Depreciation:	101576
Depreciated Total:	226090

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

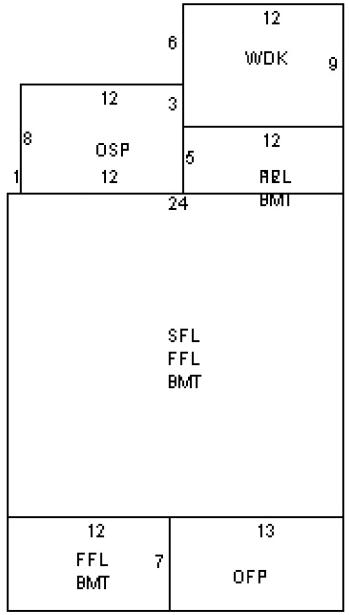
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	94.88
Final Total:	226100	Val/Su SzAd	168.23

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	744	49.610	36,912
FFL	First Floor	744	165.380	123,039
SFL	Second Floor	600	165.380	99,225
WDK	Deck	108	14.950	1,615
OSP	Screen Porch	96	36.320	3,486
OFP	Open Porch	91	33.940	3,088

Net Sketched Area:	2,383	Total:	267,365
Size Ad	1344	Gross Are	2383	FinArea	1344
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

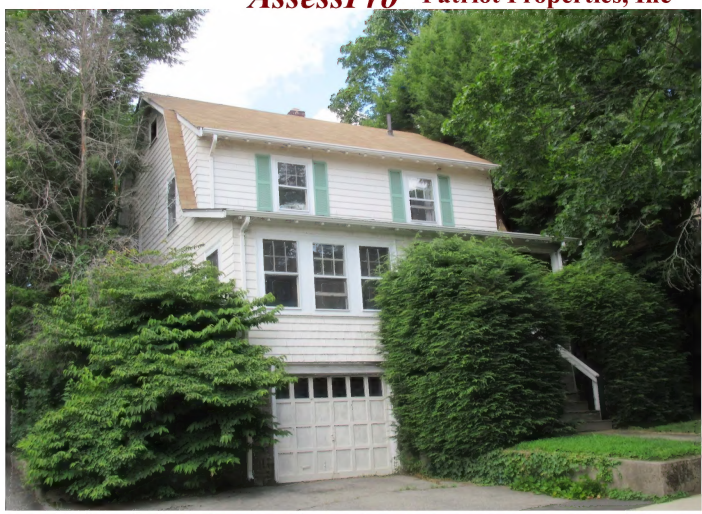
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

093.0-0004-0020.0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:		Total Special Featues:		Total:	